

# COMMUNITY DEVELOPMENT

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FEBRUARY 2017 MONTHLY UPDATE

## DEVELOPMENT PROJECTS

### **William's Jewelers | 5095 South Broadway**

Project: New retail building for jewelry store

- A building permit was submitted on December 15, 2016 and is under review.
- **A resubmittal is pending.**



### **600 West Bates Avenue**

Project: Flex space; artist studio

- Demo permit was approved on November 21, 2016.
- **A development review team meeting was held on January 17, 2017.**

### **1090 West Hampden Avenue**

Project: Indoor self-storage

- **A development review team meeting was held February 2, 2017.**

### **Iron Works Village | 601 West Bates Avenue**

Project: 60 townhomes, condominiums, and single-family for-sale units

- The developer has applied for a site permit and a minor subdivision.

### **The Foundry | 501 West Bates Avenue**

Project: 70-unit, income qualifying residential complex

- Framing is complete.



### **Broadway + Acoma Lofts | 3401 South Broadway**

Project: 110 residential units; 11,000 square feet retail/commercial space; covered and surface parking

- Medici Communities and Big Lots Shopping Center entered into a parking agreement for construction and contractor parking.



### **Rite Aid | 707 East Jefferson Avenue**

Project: 14,600 square foot retail pharmacy with drive-thru

- **The building shell is complete.**
- **The Board of Adjustment and Appeals approved a variance request for signage.**



### **Quincy Lane | 1210 West Quincy Circle**

Project: Seven single-family homes

- Permits were issued on August 10, 2016.
- Construction is underway.



### Chick-fil-A | 3085 South Broadway

- On-site employee hiring is occurring.
- **Grand opening is scheduled for February 23, 2017.**



### 1100 East Girard Avenue

Project: 31 for-lease units

- A permit has been issued and work on the site has begun.



### **70 West Layton Avenue**

Project: Seven for-lease townhome units

- **A permit has been issued and work on the site has begun.**



### **475 West Hampden Avenue**

Project: 4,800 square foot building with two tenants

- A temporary certificate of occupancy for the building core and shell has been issued; tenant finish will begin soon.

### **1090 West Hampden Avenue**

Project: Indoor self-storage

- **A development review team meeting was held February 2, 2017. The property is under contract and scheduled to close in March.**

### **3555 South Clarkson Street**

- **A senior living facility has held two development review team meetings for a 6-story assisted living and memory care facility.**

## **BOARDS AND COMMISSIONS**

### **Alliance for Commerce in Englewood**

- Committee members continue to meet with Englewood businesses to obtain feedback as part of their Business Visitation Program.
- **ACE is scheduled to meet with City Council at an upcoming study session, tentatively scheduled for February 27.**
- **The next ACE meeting is scheduled for April 1.**

## Board of Adjustment of Appeals

- 3475 South Emerson Street: The owner is seeking a variance at the January 10, 2017 meeting to reduce the required leasable, ground floor commercial space. **Granted.**
- **600 West Bates Avenue: The Board GRANTED a variance at the February 8, 2017 meeting for reduction in setbacks.**
- **2201 & 2235 West Iliff Avenue: The Board DENIED a variance at the February 8, 2017 meeting to exceed the number of detached garages and the maximum square footage for a garage.**

## Keep Englewood Beautiful

- The next regularly scheduled Keep Englewood Beautiful meeting is March 14, 2017.

## Planning & Zoning Commission

- A study session was held on February 7, 2017 on accessory dwelling units. The Commission also considered a zoning interpretation for a non-listed use involving an urban farm and market and determined such use to be classified under the retail sales and service use category.

## SPECIAL PROJECTS

### Englewood Forward

*(Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan)*

- At their February 7, 2017 meeting, Planning and Zoning Commission reviewed City Council's Comprehensive Plan historic preservation objectives and proposed changes which will be forwarded to City Council.

### Safe Routes to School: Broadway/Mansfield Enhanced Safety Crossing

- A contract for design services was awarded to OV Consulting.
- Project scoping meeting was held with CDOT, City staff, and project consultant on January 30, 2017.

## BUSINESS NEWS

### New Businesses

Moonwalks of Denver	4115 South Inca Street	Bouncy house rentals
Elite Hail Solutions	1033 West Dartmouth Avenue	Auto repair
Stinker Stores (formerly Bradley)	4695 South Broadway	Convenience/fuel
Stinker Stores (formerly Bradley)	800 West Hampden Avenue	Convenience/fuel
DENY Designs	3890 South Windermere Street	Home furnishings
Chick-fil-A	3085 South Broadway	Quick serve restaurant
The Whiskey Biscuit	3299 South Broadway	Restaurant
Obstetrix Medical Group	601 East Hampden Avenue	Medical practice

### Business Workshops and Training

**Englewood is partnering with the Aurora-South Metro Small Business Development Center to provide training and one-on-one consulting. To register for training or consulting, please call 303.326.8686**

- **February 16, 6:30 PM - 8:30 PM, Englewood Malley Center: Business Plan Basics – Steps to Writing a Successful Business Plan Cost: No Charge**
- **March 9, 8:00 AM – 4:30 PM, Utilities Conference Room: One-on-one business consulting, by appointment only. Cost: No charge.**

- **April 7, 9:00 AM – 5:00 PM, Community Room: Leading Edge – Business Plan in a Day Cost: \$99.00**
- **May 18, 6:30 PM - 8:30 PM, Englewood Malley Center: Business Start-up Basics. Cost: No Charge**

### **Business Events**

- **February 23, 8:00 AM - 9:30 AM, Community Room: Englewood's Business Resource Kick-Off**  
This event will provide information regarding the resources provided through the City of Englewood and a variety of partnering agencies, including: Aurora-South Metro Small Business Development Center, Small Business Administration, micro-lending institutions, and more.
- **February 28, 6:00 PM - 7:00 PM, Community Room: Information session about the Emerging Leaders Program.** Englewood will host the SBA's Emerging Leader's Program in 2017.
- **May 18, 2:30 PM - 5:00 PM, Community Room: Englewood's 2017 Job Fair: Area businesses are encouraged to sign up early, as space is limited. This event will feature summer employment and apprenticeship opportunities for students.**

### **Other Business**

- Englewood launched its new economic development initiatives in January. Additional information about these programs is available at [www.engagewoodco.gov/doing-business](http://www.engagewoodco.gov/doing-business)
  - **Business Acceleration Grant:** Grant for new business startup.
  - **Business Initiation Grant:** Grant for permanent improvements for a business seeking to expand or improve their operation.
  - **Primary Employer Incentive:** Rebate of use taxes or permit fees to support the creation and retention of primary jobs in Englewood.
  - **Small Business Training Grant/Scholarship:** Maximum \$500 scholarship to attend a training course offered by one of the City's economic partners.
- **Grant Recipients:**
  - **Holistic Pathways received a Small Business Training Grant to attend training class from the Aurora-South Metro Small Business Development Center.**

## **BUILDING**

**City of Englewood, Colorado**  
**Building Division Monthly Report - January 2017**

	Number January, 2017	Number January, 2016	Number January, 2015	Number January, 2014	Year To Date January, 2017	Year To Date January, 2016	Year To Date January, 2015	Year To Date January, 2014
<b>Permits Issued</b>								
Accessory	14	46	64	15	14	46	64	15
Building	61	28	31	20	61	28	31	20
Demolition	7	3	3	3	7	3	3	3
Electrical	55	55	61	44	55	55	61	44
Mechanical	44	39	25	28	44	39	25	28
Plumbing	26	34	15	18	26	34	15	18
Total	207	205	199	128	207	205	199	128

**Inspections**

Building	309	377	424	169	309	377	424	169
Demolition	7	7	0	0	7	7	0	0
Electric	195	251	224	192	195	251	224	192
Mechanical	99	104	81	72	99	104	81	72
Plumbing	110	126	132	78	110	126	132	78
Total	720	865	861	511	720	865	861	511

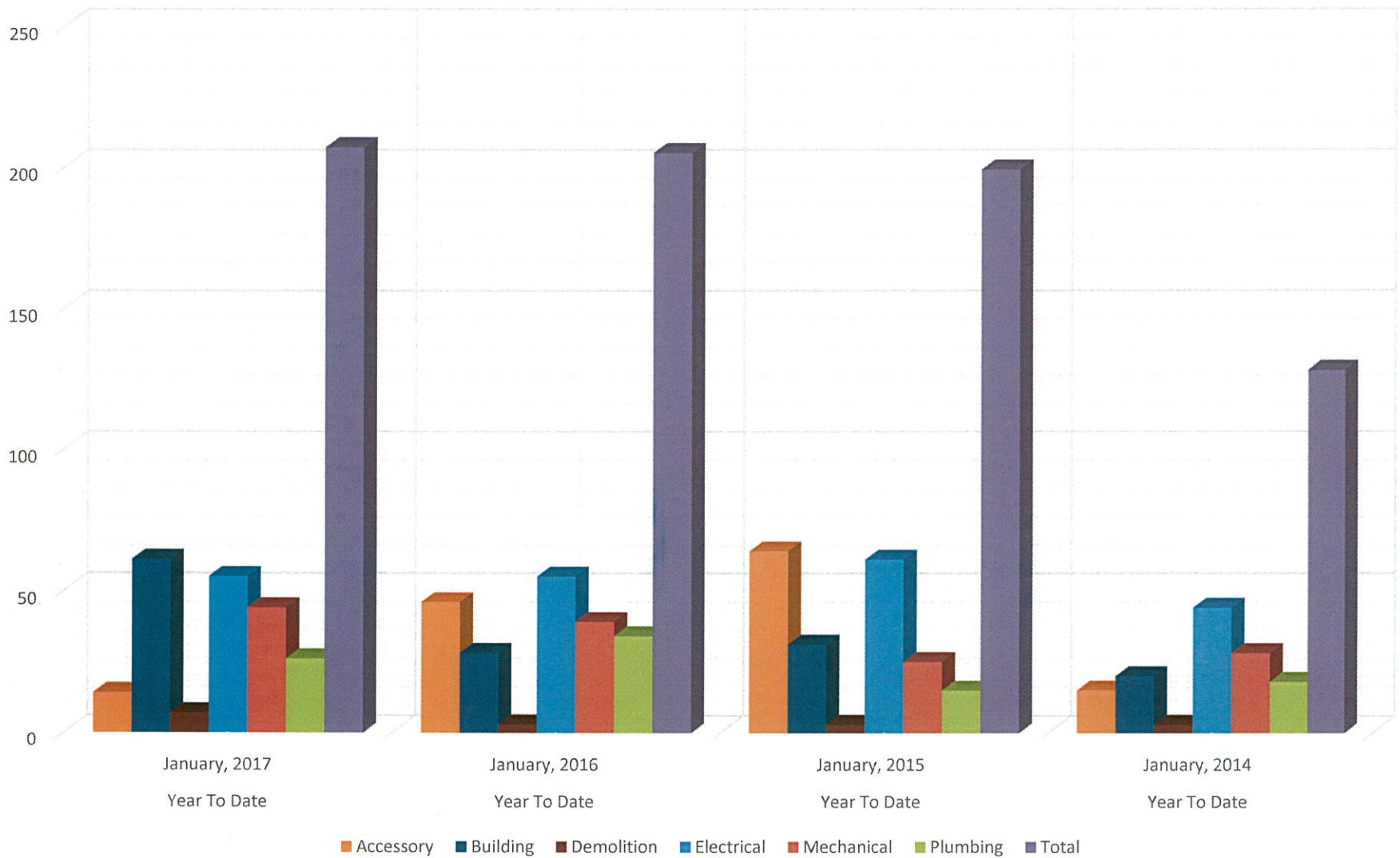
<b>Permit Valuation</b>	<b>\$13,092,336</b>	\$2,272,631	\$5,482,442	\$38,262,812	<b>\$13,092,336</b>	\$2,272,631	\$5,482,442	\$38,262,812
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**Fees Collected**

Licenses	\$8,425	\$8,025	\$7,275	\$7,100	\$8,425	\$8,025	\$7,275	\$7,100
Permit Fees	\$68,031	\$30,720	\$37,903	\$135,892	\$68,031	\$30,720	\$37,903	\$135,892
Plan Check Fees	\$13,657	\$12,639	\$10,982	\$7,759	\$13,657	\$12,639	\$10,985	\$7,759
Use Tax	\$243,283	\$45,152	\$74,048	\$670,214	\$243,283	\$45,152	\$74,048	\$670,214
<b>Total</b>	<b>\$333,396</b>	\$96,536	\$130,208	\$820,965	<b>\$333,396</b>	\$96,536	\$130,211	\$820,965

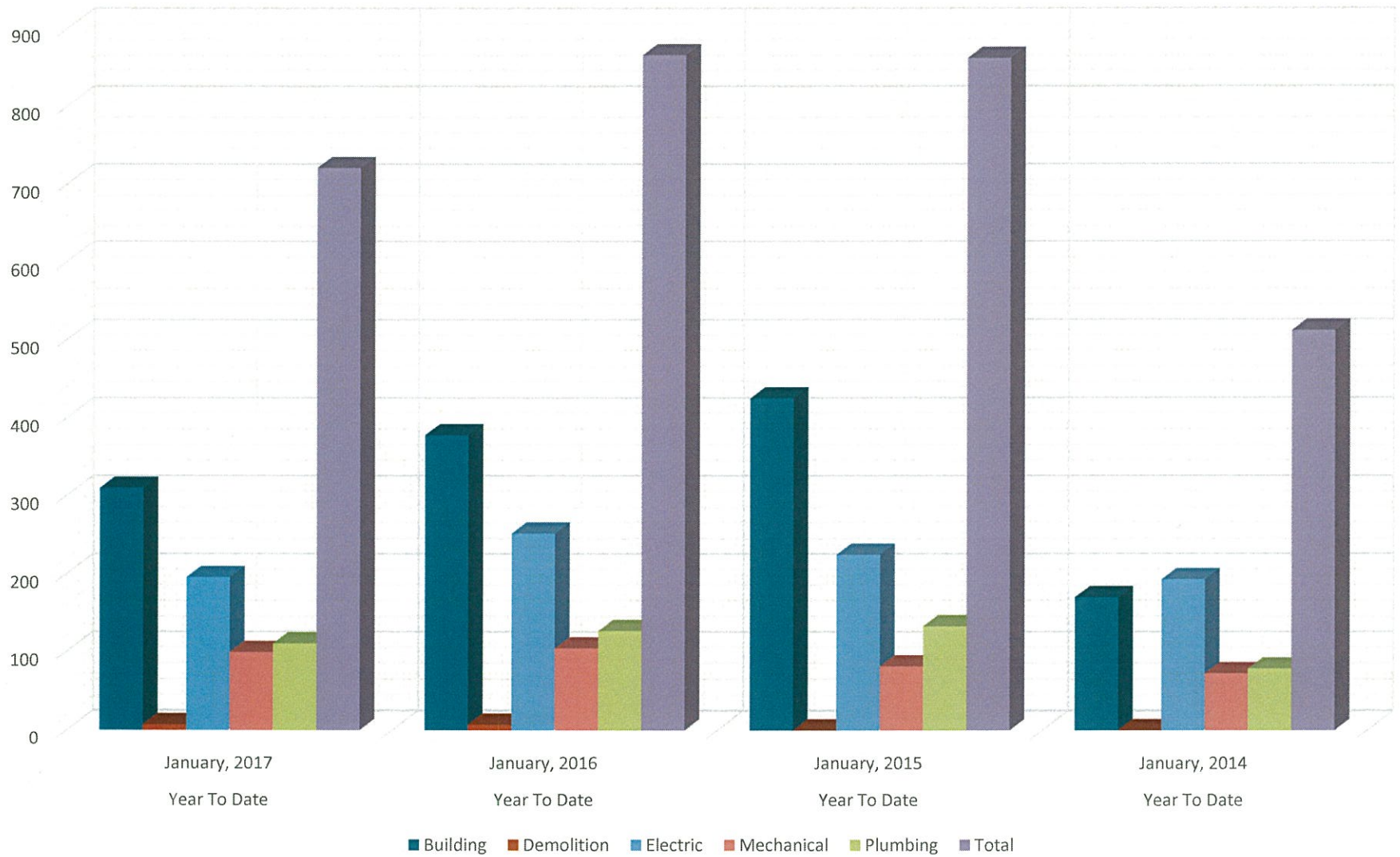
City of Englewood, Colorado  
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Permits Issued To Date



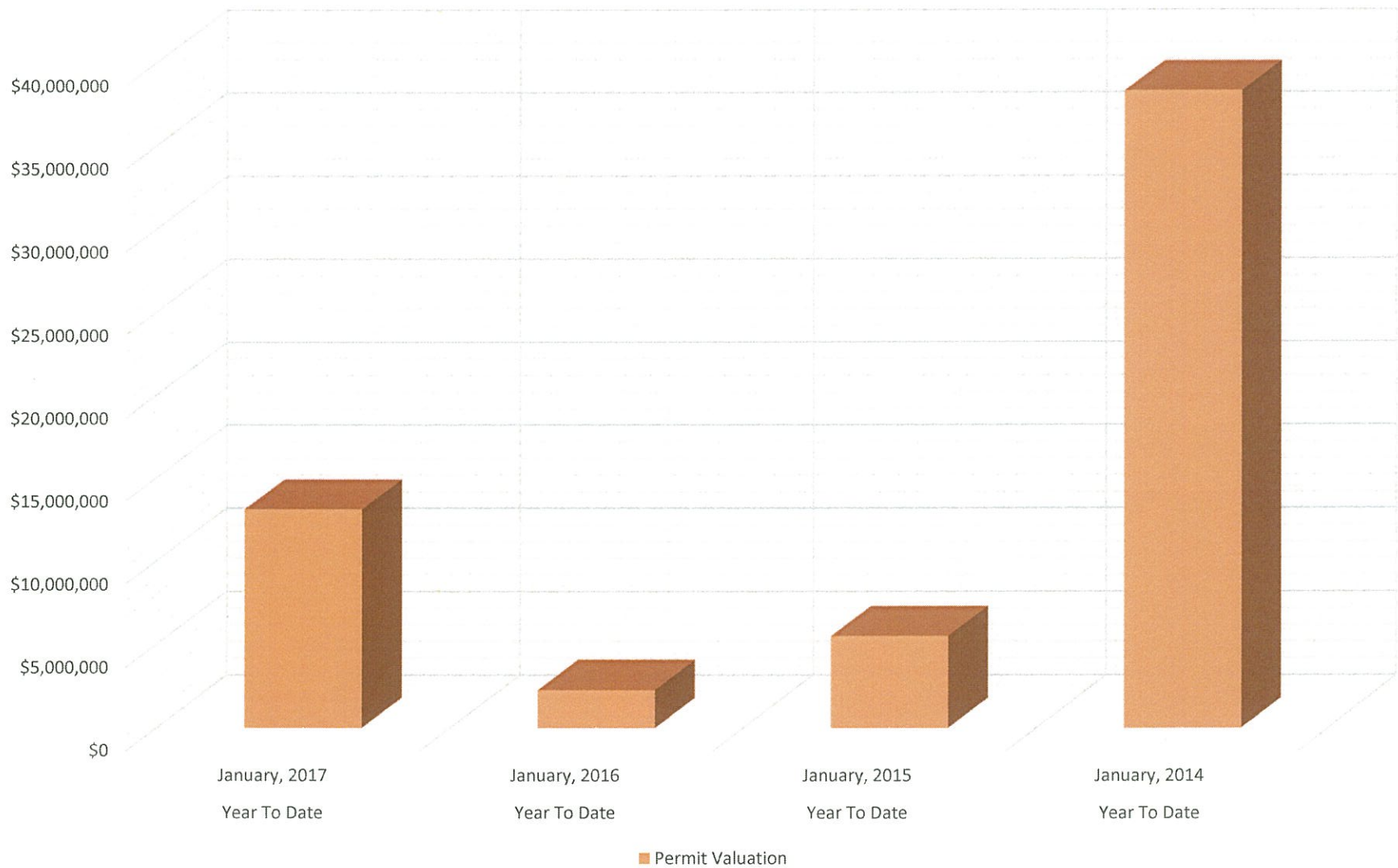
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Inspections Performed To Date



City of Englewood, Colorado  
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Valuation



City of Englewood, Colorado  
Building Division Monthly Report - January 2017

Fees Collected To Date

